



#### GROUND FLOOR

Front entrance door to:

#### ENTRANCE HALL

Storage cupboard, radiator, coving to ceiling, stairs leading to first floor.

#### CLOAKROOM

Fitted with two piece suite comprising of a wash hand basin and low-level WC, double glazed window to rear, tiled splash back, coving to ceiling.

#### LOUNGE

4.09m (13'5") x 3.58m (11'9") Double glazed window to front, electric fire with feature surround, radiator, coving to ceiling.

#### KITCHEN/DINER

4.09m (13'5") x 3.45m (11'4") Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl sink with mixer tap, integrated fridge, integrated freezer and integrated dishwasher, plumbing for automatic washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, radiator, coving to ceiling.

#### FIRST FLOOR LANDING

Coving to ceiling, two storage cupboards.

#### BEDROOM 1

3.58m (11'9") x 3.11m (10'2") Double glazed window to front, radiator.

#### BEDROOM 2

3.50m (11'6") x 3.11m (10'2") Double glazed window to rear, double glazed window to side, radiator, coving to ceiling, door to cupboard housing wall mounted gas radiator heating boiler.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

#### BEDROOM 3

2.79m (9'2") x 2.66m (8'9") Double glazed window to front, storage cupboard, radiator, coving to ceiling.

#### BATHROOM

Fitted with three piece suite comprising of a panelled bath, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, double glazed window to rear, radiator, coving to ceiling.

#### OUTSIDE

The front garden is laid to lawn. A driveway offers off road parking. Gated side access leads to the enclosed rear garden which is mainly laid to lawn with patio area. The rear garden also benefits from a 10ft x 5ft shed and a summer house with side storage.

#### DIRECTIONS

Travelling towards Brampton on Huntingdon Road, enter the roundabout and take the second exit onto Thrapston Road. At the mini roundabout, turn left into Grove Lane and then the first right into Miller Way. Woolley Close can be found on the right hand side.

Agent Note: The property will benefit from new carpets and redecoration in high traffic areas and the Bathroom before the start of the new tenancy.

#### Further Information

Council Tax Band: B

EPC Rating: C

Minimum household income required to pass referencing: £37,500

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## PROPERTY SUMMARY

A well-presented three-bedroom house with an **ENCLOSED REAR GARDEN** and **DRIVEWAY** to the front. Accommodation briefly comprises of a lounge, kitchen/diner, bathroom and downstairs cloakroom. The property also offers central heating and double glazing. Available at the beginning of March. Deposit £1350.

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